

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 7697 (“THE ZONING ORDINANCE”) TO UPDATE THE REGULATING PLAN (ATTACHMENT 1) OF APPENDIX A – PARK HILL DEVELOPMENT OVERLAY; DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, the Park Hill area around the JFK Boulevard corridor in North Little Rock was selected as an “Imagine Central Arkansas Jump Start Initiative” project in 2013; and

WHEREAS, the Jump Start Initiative consultant team, administered by Metroplan, created a plan and implementation tool for the development of the area which was, through the adoption of Ordinance No. 8734 on May 26, 2015, added as Appendix A – Park Hill Development Overlay to the North Little Rock Zoning Ordinance (Ord. No. 7697); and

WHEREAS, the North Little Rock School District (“NLRSD”) has met with staff of the City of North Little Rock (“the City”), as well as neighborhood leaders and Metroplan leadership and has requested that the former Park Hill Elementary School property located at 3801 JFK Boulevard be included in the Park Hill Development Overlay (the “PHDO”) as “Park Hill Special District” (see letter of from NLRSD Superintendent Kelly Rodgers attached hereto as Exhibit “A”); and

WHEREAS, the addition of the Park Hill Special District will augment the PHDO by ensuring future growth in the area will coincide with other development and protect the ambience maintained therein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTH LITTLE ROCK, ARKANSAS:

SECTION 1: That Attachment 1 (Regulating Plan) of Appendix A – Park Hill Development Overlay to the North Little Rock Zoning Ordinance is hereby amended to add former Park Hill Elementary School property located at 3801 JFK Boulevard as a “Park Hill Special District” to the overlay. (See map attached hereto as Exhibit “B” to be updated on Pages 28 and 54 of Appendix A.)

SECTION 2: That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 3: That the provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provision shall be declared or held invalid, such invalidity shall not affect the remainder of the sections, phrases or provisions.

SECTION 4: It is hereby found and determined that the addition of the Special District property will enhance the Park Hill Development Overlay with the continued promotion of a functional and attractive community; insuring the proper and orderly growth and economic development of this land and of the City of North Little Rock, Arkansas, and being necessary for the immediate preservation of the public health, safety and welfare; THEREFORE, an emergency is hereby declared to exist, and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED:

APPROVED:

Mayor Joe A. Smith

SPONSORS:

ATTEST:

Debi Ross
Alderman Debi Ross *mjm*

Diane Whitbey, City Clerk

Beth White
Alderman Beth White *mjm*

APPROVED AS TO FORM:

C. Jason Carter
C. Jason Carter, City Attorney

PREPARED BY THE OFFICE OF THE CITY ATTORNEY/b

FILED	<u>11:08</u>	A.M.	_____	P.M.
By	<u>Marie Miscoe, Dep City Atty</u>			
DATE	<u>9/22/16</u>			
Diane Whitbey, City Clerk and Collector North Little Rock, Arkansas				
RECEIVED BY	<u>[Signature]</u>			



2700 Poplar Street • P.O. Box 687 • North Little Rock, Arkansas 72115-0687
(501) 771-8000 www.nlrzd.org

September 7, 2016

Mayor and City Council
City of North Little Rock
300 Main Street
North Little Rock, AR 72119

Dear Mayor Smith and City Council,

We have met several times with City staff, neighborhood leaders, and Metroplan leadership to learn about the Special District design guidelines regarding the Park Hill Elementary property located at 3801 JFK Blvd in North Little Rock. We request that City Council include this property in the Park Hill Development Overlay (PHDO) as a Special District (SD). We would appreciate the City's assistance in finding a suitable developer or buyer for this property with the expertise to meet the design guidelines set out in the attached document. It is our intent that the development of the Park Hill Elementary site match the character of the adjacent Commercial Park Hill District (C-PH) as stated in the Park Hill Development Overlay.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Polgar".

North Little Rock School District
Superintendent and School Board

"World Class Schools for World Class Students"

An Equal Opportunity Employer

Park Hill
Form-Based Code Regulating Plan
DRAFT

EXHIBIT "B"

